

# TEXAS TRANSPORTATION COMMISSION

DALLAS County

## MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Rowlett, Dallas County, on I-30, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 5470, at Page 545, Deed Records of Dallas County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

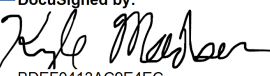
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Sapphire Bay Land Holdings I, LLC is an abutting landowner and has requested to purchase the tract for \$417,750.

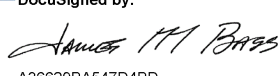
The commission finds \$417,750 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Sapphire Bay Land Holdings I, LLC for \$417,750; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEE0413AC9E4EC  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36629BA547D4BD  
Executive Director

115831 Aug 27 2020

Minute Number	Date Passed
------------------	----------------

EXHIBIT "A"

County: Dallas  
Highway: Interstate Highway No.30  
Tract 2  
STA. 1758+03.61 to STA. 1760+04.71  
ROW CSJ: 0009-11-246

Page 1 of 4  
March 5, 2019  
REV: Jan,2020

**Description for Tract 2**

**BEING** 16,710 square feet of land situated in the H. Mcmilan Survey, Abstract Number 853, Dallas County, Texas, and being a portion of land conveyed to STATE OF TEXAS, by Judgement Cause 6679-A, as recorded in Volume 5470, Page 545, Deed Records Dallas County, Texas (D.R.D.C.T) said 16,710 square feet (0.3836 acres) of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch capped iron rod stamped "BRITTAN & CRAWFORD" (Controlling Monument C.M.) found for the most southerly corner of a tract of land conveyed to THE STATE OF TEXAS by deed, as recorded in Volume 5120, Page 74, D.R.D.C.T and being the west corner of Dalrock Road (A 60 foot prescriptive Right-Of-Way) deed of record not found, and being a northerly angle point of a tract of land conveyed to BAYSIDE LAND PARTNERS, LLC, as recorded in Document Number 201500126207, Official Public Records Dallas County Texas, (O.P.R.D.C.T) and also being on the existing Right-Of-Way line of Interstate Highway 30 (IH30) (A Variable Width Right-of-Way);

**THENCE** South 54 Degrees 15 Minutes 39 Seconds East, along the common line of said Dalrock Road and BAYSIDE LAND PARTNERS tract of land a distance of 60.70 feet to a found 1/2 inch capped iron rod stamped "BRITTAN & CRAWFORD" (C.M.) for the **POINT OF BEGINNING** being at Station 1758+03.61, 533.12 feet Right, having Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00 surface coordinates of North=7,007,620.89 feet, East=2,576,689.66 feet, said 1/2 inch capped iron rod also being the south corner of said Dalrock road, the southwest corner of said STATE OF TEXAS Judgement tract of land, a northerly angle point of said BAYSIDE LAND PARTNERS tract of land and being on the existing Right-Of-Way line of said IH30 and also being the west corner of the herein described tract of land;

- 1) **THENCE** North 43 Degrees 57 Minutes 05 Seconds East, along the northerly line of said THE STATE OF TEXAS Judgement tract of land and the southerly line of said Dalrock Road, a distance of 170.76 feet to a "X" cut set for the north corner of the herein described tract;\*\*
- 2) **THENCE** South 66 degrees 25 minutes 31 seconds East, departing said Dalrock Road, over and across said STATE OF TEXAS Judgement tract of land, and being along the proposed southerly Right-Of-Way Line of IH30, a distance of 16.11 feet to a "X" cut set for an angle point;

EXHIBIT "A"

County: Dallas  
Highway: Interstate Highway No.30  
Tract 2  
STA. 1758+03.61 to STA. 1760+04.71  
ROW CSJ: 0009-11-246

Page 2 of 4  
March 5, 2019  
REV: Jan,2020

**Description for Tract 2**

- 3) **THENCE** South 45 degrees 27 minutes 20 seconds East, over and across said STATE OF TEXAS Judgement tract of land and being along the proposed southerly Right-Of-Way line of Interstate Highway 30, a distance of 119.33 feet to a 5/8 inch pink capped iron road stamped "TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENT" found on the existing southerly Right-Of-Way line of said IH30, same being the southerly line of said STATE OF TEXAS Judgement tract, and the northerly line of said BAYSIDE LAND PARTNERS tract of land and also being the east corner of the herein described tract of land;
- 4) **THENCE** South 60 Degrees 41 Minutes 35 Seconds West, along the common line of said STATE OF TEXAS Judgement tract of land, the existing Right-Of-Way line of said IH30 and said BAYSIDE LAND PARTNERS tract of land, a distance of 124.88 feet to a 1/2 inch capped iron rod stamped "BRITTAN & CRAWFORD" (C.M.) found for an angle point and being the south corner of the herein described tract;
- 5) **THENCE** North 75 degrees 28 minutes 57 seconds West, along the common line of said STATE OF TEXAS judgement tract of land, the existing Right-Of-Way line of said IH30, and said BAYSIDE LAND PARTNERS tract of land, a distance of 113.05 feet to the **POINT OF BEGINNING**, and containing 0.3836 acres (16,710 square feet) of land

EXHIBIT "A"

County: Dallas  
Highway: Interstate Highway No.30  
Tract 2  
STA. 1758+03.61 to STA. 1760+04.71  
ROW CSJ: 0009-11-246

Page 3 of 4  
March 5, 2019  
REV: Jan,2020


**Description for Tract 2**

\*\* The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00.
2. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000146135 (TxDOT Rockwall County Scale Factor).
3. A survey plat of even date herewith accompanies the legal description.

I, Dustin D. Davison, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

  
Dustin D. Davison, R.P.L.S.      1-23-20  
Texas Registration No. 6451      Date

ARS Engineers, Inc.  
12801 N. Central Expy, Suite 1250  
Dallas, TX 75243  
TBPELS Firm No. 10131900



EXHIBIT "A"

STATE OF TEXAS  
VOL. 70207, PG. 1082  
D.R.D.C.T.

STATE OF TEXAS  
VOL. 5120, PG. 74  
D.R.D.C.T.

INTERSTATE HIGHWAY 30  
(VARIABLE WIDTH R.O.W.)

WILLIAM CRABTREE SURVEY  
ABSTRACT NUMBER 346  
H. MC MILAN  
ABSTRACT 853  
NUMBER 853

EXISTING R.O.W.

[A]

P.O.C.  
1/2" C.I.R.F.  
STAMPED, "BRITTAIN  
& CRAWFORD"  
C.M.

\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER, UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

NOTE:  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (2011 ADJUSTMENT) 2010 EPOCH, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY A FACTOR OF 1.000146135.

A LEGAL DESCRIPTION AT EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

LEGEND

- PROPOSED RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- EXISTING RIGHT-OF-WAY LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS / DEED LINE
- RAILROAD
- STRUCTURE

○ SET 5/8-INCH IRON ROD WITH A PINK PLASTIC CAP STAMPED TXDOT SURVEY MARKER & RIGHT OF WAY MONUMENT\* UNLESS OTHERWISE NOTED

● FOUND MOUNTED AS NOTED

FND - FOUND

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT

C.M. - CONTROLLING MONUMENT

A PLAT OF A SURVEY OF  
TRACT 2  
INTERSTATE HIGHWAY No. 30  
RCSJ: 0009-11-246  
A 0.3836 ACRE (16,710 SQFT)  
TRACT OF LAND IN THE  
H. MC MILAN SURVEY,  
ABSTRACT No. 853  
AND BEING IN THE CITY OF ROWLETT,  
DALLAS COUNTY, TEXAS  
MARCH, 2019  
REVISED: JANUARY, 2020

P.O.B.  
N=7,007,620.89  
E=2,576,689.66  
STA=1758+03.61  
OFFSET=533.12' RT  
1/2" C.I.R.F. STAMPED,  
"BRITTAIN & CRAWFORD"  
C.M.

[A] = 1/2" C.I.R.F.  
STAMPED, "BRITTAIN  
& CRAWFORD"  
C.M.



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

Dustin D. Davison  
DUSTIN D. DAVISON, R.P.L.S. TEXAS NO. 6451

